

# PETITION FOR SPECIAL HEARING TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve removal of restriction no. 1 and an amendment to the site plan in zoning case no. 77-206XA, to permit an addition to the rear of the office building.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of the above Special Hearing advertising, posting, etc., upon filing of this Petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: \_\_\_\_\_  
(Type or Print Name)  
Signature: \_\_\_\_\_  
Address: \_\_\_\_\_  
City and State: \_\_\_\_\_  
Attorney for Petitioner:  
Newton A. Williams  
Nolan, Plunhoff & Williams, Chartered, 402 W. Penn. Ave., Towson, MD 21204  
(Type or Print Name) Address Phone No. 823-7800  
Signature: \_\_\_\_\_ City and State: \_\_\_\_\_  
204 W. Pennsylvania Avenue  
Address  
Towson, Maryland 21204  
City and State  
Attorney's Telephone No.: 823-7800  
Address Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 21st day of May, 1986, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County on the 23rd day of June, 1986, at 11:15 o'clock.

*Carl J. Jahn*  
Zoning Commissioner of Baltimore County.

(over)

## CERTIFICATE OF PUBLICATION

TOWSON, MD., June 5, 1986

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on June 5, 1986.

THE JEFFERSONIAN,

Cost of Advertising

27.50

## ZONING DESCRIPTION

BEGINNING FOR THE SAME on the west side of Central Avenue from its intersection with the north side of Pennsylvania Avenue, at a point distant 100.0 feet measured westerly along the north side of Pennsylvania Avenue, thence leaving said place of beginning and running and binding along the north side of Pennsylvania Avenue (1) North 76 degrees 00 minutes 00 seconds West 50.00 feet thence leaving the north side of Pennsylvania Avenue and running for a line of division (2) North 14 degrees 00 minutes 00 seconds East 150.0 feet to the south side of a 20 foot alley thence running and binding along the south side of said alley (3) South 76 degrees 00 minutes 00 seconds East 50.00 feet thence leaving said 20 foot alley and running for a line of division (4) South 14 degrees 00 minutes 00 seconds West 150.0 feet to the place of beginning. Containing 0.172 acres of land, more or less. Also known as #402 W. Pennsylvania Ave. 9th. election District.

This description has been prepared for zoning purposes only and is not intended to be used for conveyance.

## PETITION FOR SPECIAL HEARING

9th Election District

Case No. 86-519-SPH

LOCATION: North Side of Pennsylvania Avenue, 100 feet West of Central Avenue (402 West Pennsylvania Avenue)

DATE AND TIME: Monday, June 23, 1986, at 11:15 a.m.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Special Hearing to approve removal of Restriction No. 1 in the Board of Appeals Order dated October 10, 1979 and to amend the site plan in Case No. 77-206-XA, to permit an addition to the rear of the office building

Being the property of Weyrich, Cronin & Sorra, a partnership, as shown on plat plan filed with the Zoning Office.

In the event that this Petition(s) is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF  
ARNOLD JABLON  
ZONING COMMISSIONER  
OF BALTIMORE COUNTY

RE: PETITION FOR SPECIAL HEARING : BEFORE THE ZONING COMMISSIONER  
N/S of Pennsylvania Ave., 100' : OF BALTIMORE COUNTY  
W of Central Ave. (402 W. :  
Pennsylvania Ave.), 9th District :  
WEYRICH, CRONIN & SORRA, : Case No. 86-519-SPH  
A Partnership, Petitioner :  
: : : : :  
ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

*Phyllis Cole Friedman*  
Phyllis Cole Friedman  
People's Counsel for Baltimore County

*Peter Max Zimmerman*  
Peter Max Zimmerman  
Deputy People's Counsel  
Room 223, Court House  
Towson, Maryland 21204  
494-2188

I HEREBY CERTIFY that on this 9th day of June, 1986, a copy of the foregoing Entry of Appearance was mailed to Newton A. Williams, Esquire, Nolan, Plunhoff & Williams, Chartered, 402 W. Pennsylvania Ave., Towson, MD 21204, Attorney for Petitioner.

*Peter Max Zimmerman*  
Peter Max Zimmerman



BALTIMORE COUNTY  
OFFICE OF PLANNING & ZONING  
TOWSON, MARYLAND 21204  
494-3353

ARNOLD JABLON  
ZONING COMMISSIONER

JEAN M. H. JUNG  
DEPUTY ZONING COMMISSIONER

June 17, 1986

Newton A. Williams, Esquire  
Nolan, Plunhoff & Williams, Chartered  
204 West Pennsylvania Avenue  
Towson, Maryland 21204

Re: PETITION FOR SPECIAL HEARING  
N/S of Pennsylvania Ave., 100' W of  
Central Ave. (402 W. Pennsylvania Ave.)  
Weyrich, Cronin & Sorra, a partnership - Petitioner  
9th Election District  
Case No. 86-519-SPH

Dear Mr. Williams:

This is to advise you that \$85.00 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

THIS FEE MUST BE PAID AND THE ZONING SIGN AND POST RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

Do not remove sign from property from the time it is placed by this office until the day of the hearing itself.

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

No. 021751

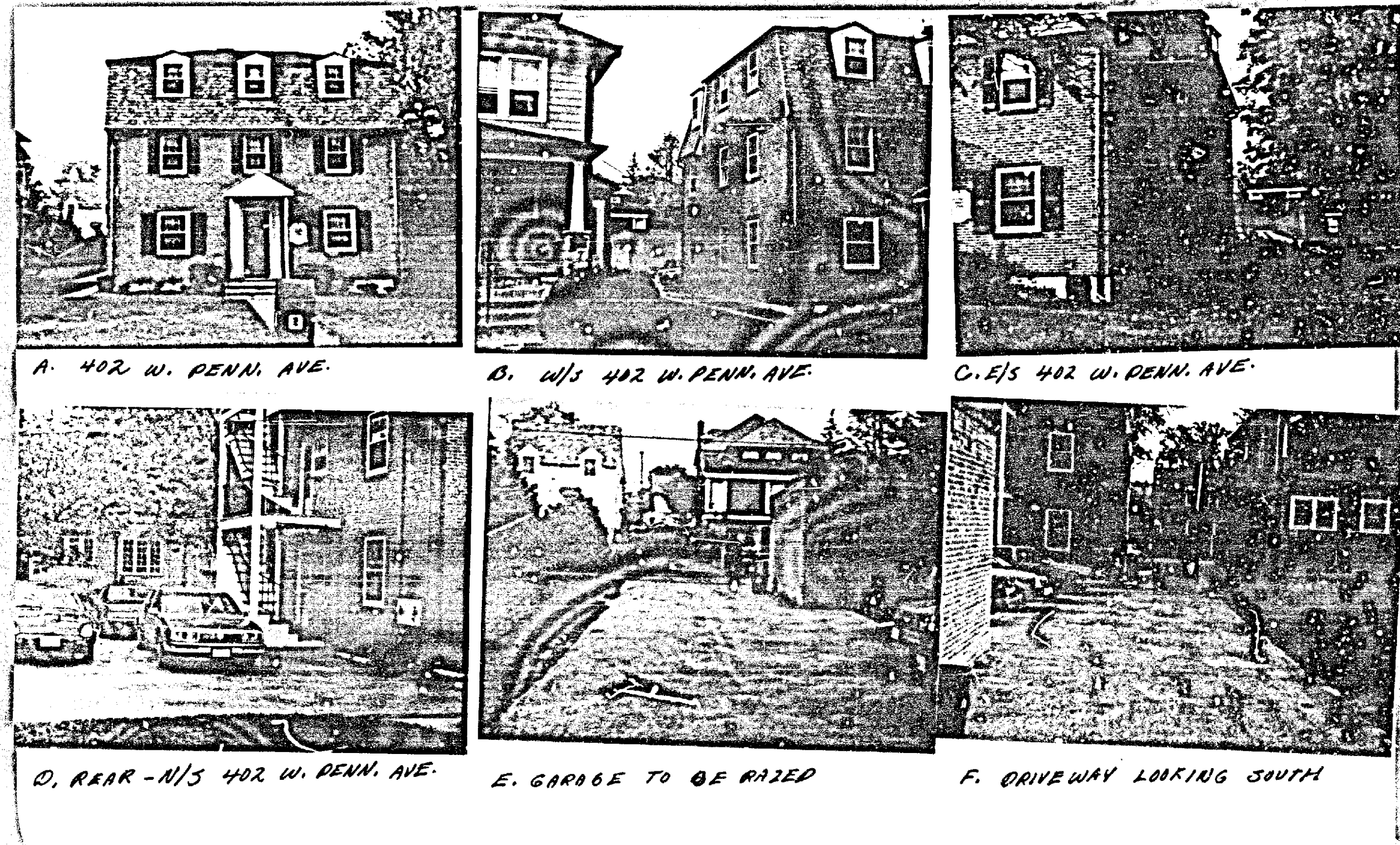
County, Maryland, and remit  
to, Towson, Maryland

DATE 6-23-86 ACCOUNT 01-615-000  
Sign & Post returned

AMOUNT \$ 85.00

RECEIVED William Cronin

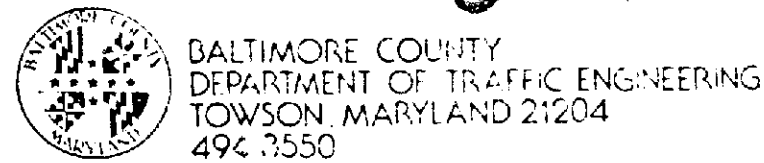
FOR: Peter & Sorra Case #86-519-SPH  
Weyrich, Cronin & Sorra, a partnership  
402 W. Pennsylvania Ave.  
Towson, MD 21204  
VALIDATION OR SIGNATURE OF CASHIER











STEPHEN E. COLLINS  
DIRECTOR

September 24, 1985

Mr. Arnold Jablon  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Item No. 64 -ZAC- Meeting of August 27, 1985  
Property Owner: Carroll Weyrich, et al  
Location: N/W side Pennsylvania Avenue, 100' W. of Central Ave.  
Existing Zoning: R.O.  
Proposed Zoning: Special Hearing to approve removal of restriction No. 1 and an Amendment to the site plan in zoning case No. 77-206XA, to permit an additional to the rear of the office building

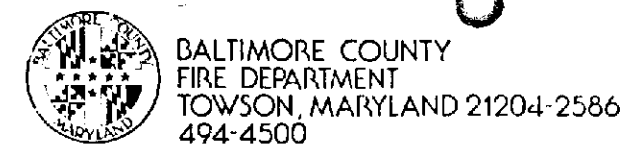
Acres: .172  
District: 9th

Dear Mr. Jablon:

Access to this site is from a very narrow alley and problems can be expected. The driveway to the site and the parking lot does not meet minimum county standards.

*Michael S. Flanigan*  
Michael S. Flanigan  
Traffic Engineer Assoc II

MSF/bld



PAUL H. REINCKE  
CHIEF

August 30, 1985

Mr. Arnold Jablon  
Zoning Commissioner  
Office of Planning and Zoning  
Baltimore County Office Building  
Towson, Maryland 21204

Attention: Nick Commodari, Chairman  
Zoning Plans Advisory Committee

RE: Property Owner: Carroll Weyrich, et al

Location: N/W side Pennsylvania Avenue, 100' W. of Central Avenue

Item No.: 64 Zoning Agenda: Meeting of August 27, 1985

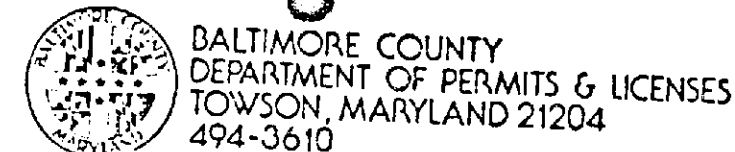
Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

- (X) 1. Fire hydrants for the referenced property are required and shall be located at intervals or 300 feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- ( ) 2. A second means of vehicle access is required for the site.
- ( ) 3. The vehicle dead end condition shown at \_\_\_\_\_ EXCEEDS the maximum allowed by the Fire Department.
- ( ) 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
- (X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 edition prior to occupancy.
- ( ) 6. Site plans are approved, as drawn.
- ( ) 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER: *John F. O'Neill* Noted and Approved: *John F. O'Neill*  
Planning Group Fire Prevention Bureau  
Special Inspection Division

/mb



TED ZALESKI, JR.  
DIRECTOR

September 18, 1985

Mr. Arnold Jablon, Zoning Commissioner  
Office of Planning and Zoning  
Towson, Maryland 21204

Dear Mr. Jablon:

Comments on Item # 64 Zoning Advisory Committee Meeting are as follows:  
Property Owner: Carroll Weyrich, et al  
Location: N/W Side Pennsylvania Avenue, 100' W. of Central Avenue  
District: 9th.

APPLICABLE ITEMS ARE CIRCLED:

- (A) All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85, the Maryland Code for the Handicapped and Aged (A.N.S.I. #117-1 - 1980) and other applicable Codes and Standards.
- (B) A building and other miscellaneous permits shall be required before the start of any construction.
- C. Residential: Two sets of construction drawings are required to file a permit application. The seal of a registered in Maryland Architect or Engineer is/are not required on plans and technical data.
- (D) Commercial: Three sets of construction drawings sealed and signed by a registered in Maryland Architect or Engineer shall be required to file with a permit application. Reproduced seals are not acceptable.
- E. All Use Groups except R-4 Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 6'-0" to an interior lot line. R-4 Use Groups require a one hour wall if closer than 3'-0" to an interior lot line. Any wall built on an interior lot line shall require a fire or party wall. See Table 111, Section 1107, Section 1106.2 and Table 1102. No openings are permitted in an exterior wall within 3'-0" of an interior lot line.
- F. The structure does not appear to comply with Table 505 for permissible height/area. Reply to the requested variance by this office cannot be considered until the necessary data pertaining to height/area and construction type is provided. See Table 101 and 505 and have your Architect/Engineer contact this department.
- G. The requested variance appears to conflict with Section(s) \_\_\_\_\_ of the Baltimore County Building Code.
- H. When filing for a required Change of Use/Occupancy Permit, an alteration permit application shall also be filed along with three sets of acceptable construction plans indicating how the existing structure is to be altered in order to comply with the Code requirements for the new use. Maryland Architectural or Engineer seals are usually required. The change of Use Groups are from Use \_\_\_\_\_ to Use \_\_\_\_\_ or to Mixed Use \_\_\_\_\_. See Section 112 of the Building Code.
- I. The proposed project appears to be located in a Flood Plain, Tidal/Riverine. Please see the attached copy of Section 116.0 of the Building Code as adopted by Bill #17-85. Site plans shall show the correct elevations above sea level for the lot and the finish floor levels including basement.
- (J) Comments: A razing permit is required. 3 story structures are required to provide access for the handicapped to all levels. 3 story structures are also required to have two independent exits for each tenant from each level. Meaning it is possible previously
- K. These abbreviated comments reflect only of the information provided by the drawings submitted to the Office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired, the applicant may obtain additional information by visiting Room 122 of the County Office Building at 111 Chesapeake Avenue, Towson, Maryland 21204.

SPECIAL  
NOTE:

*Charles E. Shumaker*  
By: C. E. Shumaker, Chief  
Building Plans Review

L/22/85



NOLAN, PLUMHOFF & WILLIAMS, CHARTERED  
204 WEST PENNSYLVANIA AVENUE TOWSON, MARYLAND 21204  
PHONE (301) 823-7800

TO: Mr. James E. Dyer,  
Zoning Office  
Hard delivered  
Dear Jim:

DATE: Oct. 4, 1985  
SUBJECT: Completion of all  
ZAC Comments and plat  
revisions before setting case.

As I told you, with Nick, we always completed all of the plat revisions with all of the ZAC comments in the file before setting the case. Otherwise we run ourselves ragged doing engineers work, particularly if it is not a County Engineering firm. Will greatly appreciate your help in this matter, which issues we get the case right before advertising and posting. Will be glad to check each one out for all necessary relief and plat changes, etc., anytime you have available. Just call. Sincerely, Newton

been sent to the newspaper for advertising and posting, and we will appreciate your pulling it out. We need additional time to work out the new parking area and the alley entrance with traffic engineering, etc. We have spoken to Mr. Dyer about checking with us before setting our cases in the future. Thank you for your attention to this request. Please do not wait until the parking and entrance cleared up. Sincerely, Newton Williams





# PETITION FOR SPECIAL HEARING TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

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Contract Purchaser: \_\_\_\_\_  
(Type or Print Name)  
Signature: \_\_\_\_\_  
Address: \_\_\_\_\_  
City and State: \_\_\_\_\_  
Attorney for Petitioner:  
Newton A. Williams  
Nolan, Plumhoff & Williams, Chartered, 402 W. Penn. Ave., Towson, MD 21204  
(Type or Print Name) Address Phone No. 823-7800  
Signature: \_\_\_\_\_ City and State: \_\_\_\_\_  
204 W. Pennsylvania Avenue  
Address  
Towson, Maryland 21204  
City and State  
Attorney's Telephone No.: 823-7800  
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*Carl J. Jahn*  
Zoning Commissioner of Baltimore County.

(over)

## CERTIFICATE OF PUBLICATION

TOWSON, MD. June 5, 1986

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THE JEFFERSONIAN,

Cost of Advertising

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## PETITION FOR SPECIAL HEARING

9th Election District

Case No. 86-519-SPH

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DATE AND TIME: Monday, June 23, 1986, at 11:15 a.m.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

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N/S of Pennsylvania Ave., 100' : OF BALTIMORE COUNTY  
W of Central Ave. (402 W. :  
Pennsylvania Ave.), 9th District :  
WEYRICH, CRONIN & SORRA, : Case No. 86-519-SPH  
A Partnership, Petitioner :  
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*Phyllis Cole Friedman*  
Phyllis Cole Friedman  
People's Counsel for Baltimore County

*Peter Max Zimmerman*  
Peter Max Zimmerman  
Deputy People's Counsel  
Room 223, Court House  
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I HEREBY CERTIFY that on this 9th day of June, 1986, a copy of the foregoing Entry of Appearance was mailed to Newton A. Williams, Esquire, Nolan, Plumhoff & Williams, Chartered, 402 W. Pennsylvania Ave., Towson, MD 21204, Attorney for Petitioner.

*Peter Max Zimmerman*  
Peter Max Zimmerman



BALTIMORE COUNTY  
OFFICE OF PLANNING & ZONING  
TOWSON, MARYLAND 21204  
494-3353

ARNOLD JABLON  
ZONING COMMISSIONER

JEAN M. H. JUNG  
DEPUTY ZONING COMMISSIONER

June 17, 1986

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204 West Pennsylvania Avenue  
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BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

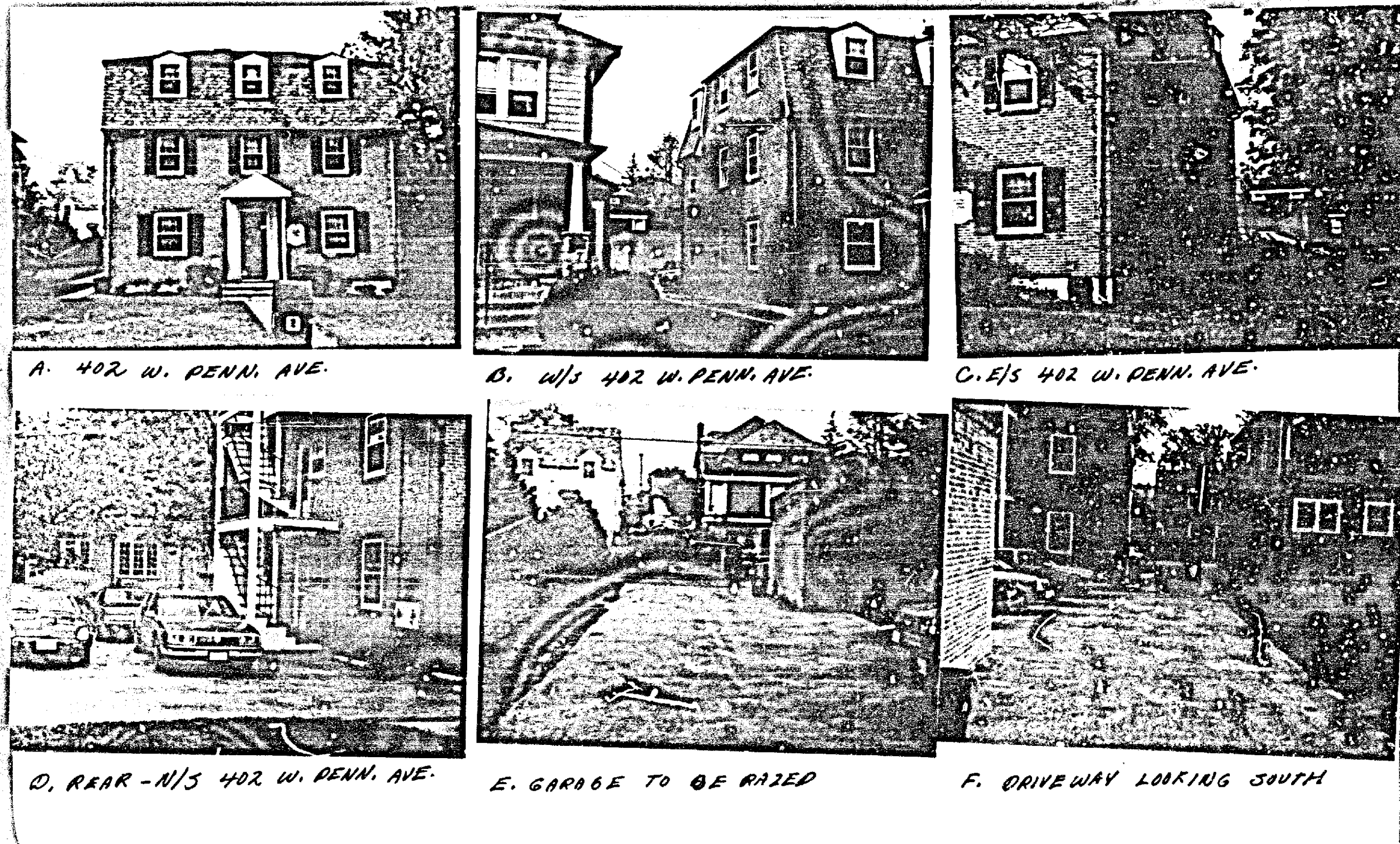
No. 021751

County, Maryland, and remit  
to, Towson, Maryland

DATE 6-23-86 ACCOUNT 01-615-000  
Sign & Post returned  
AMOUNT \$ 85.00

RECEIVED William Cronin

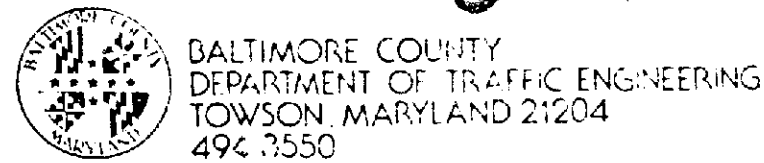
FOR: Peter & Sorra Case #86-519-SPH  
Weyrich, Cronin & Sorra, a partnership  
402 W. Pennsylvania Ave.  
Towson, MD 21204  
VALIDATION OR SIGNATURE OF CASHIER











STEPHEN E. COLLINS  
DIRECTOR

September 24, 1985

Mr. Arnold Jablon  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Item No. 64 -ZAC- Meeting of August 27, 1985  
Property Owner: Carroll Weyrich, et al  
Location: N/W side Pennsylvania Avenue, 100' W. of Central Ave.  
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Proposed Zoning: Special Hearing to approve removal of restriction No. 1 and an Amendment to the site plan in zoning case No. 77-206XA, to permit an additional to the rear of the office building

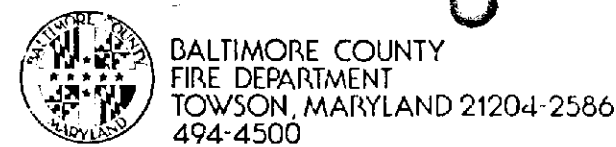
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District: 9th

Dear Mr. Jablon:

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*Michael S. Flanigan*  
Michael S. Flanigan  
Traffic Engineer Assoc II

MSF/bld



PAUL H. REINCKE  
CHIEF

August 30, 1985

Mr. Arnold Jablon  
Zoning Commissioner  
Office of Planning and Zoning  
Baltimore County Office Building  
Towson, Maryland 21204

Attention: Nick Commodari, Chairman  
Zoning Plans Advisory Committee

RE: Property Owner: Carroll Weyrich, et al

Location: N/W side Pennsylvania Avenue, 100' W. of Central Avenue

Item No.: 64 Zoning Agenda: Meeting of August 27, 1985

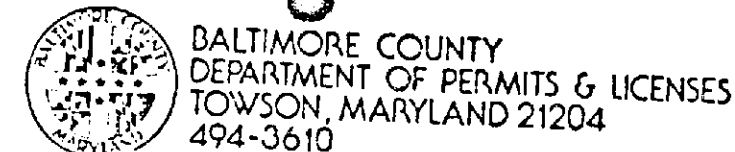
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- ( ) 6. Site plans are approved, as drawn.
- ( ) 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER: *John F. O'Neill* Noted and Approved: *John F. O'Neill*  
Planning Group Fire Prevention Bureau  
Special Inspection Division

/mb



TED ZALESKI, JR.  
DIRECTOR

September 18, 1985

Mr. Arnold Jablon, Zoning Commissioner  
Office of Planning and Zoning  
Towson, Maryland 21204

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SPECIAL  
NOTE:

*Charles E. Shumaker*  
By: C. E. Shumaker, Chief  
Building Plans Review

L/22/85



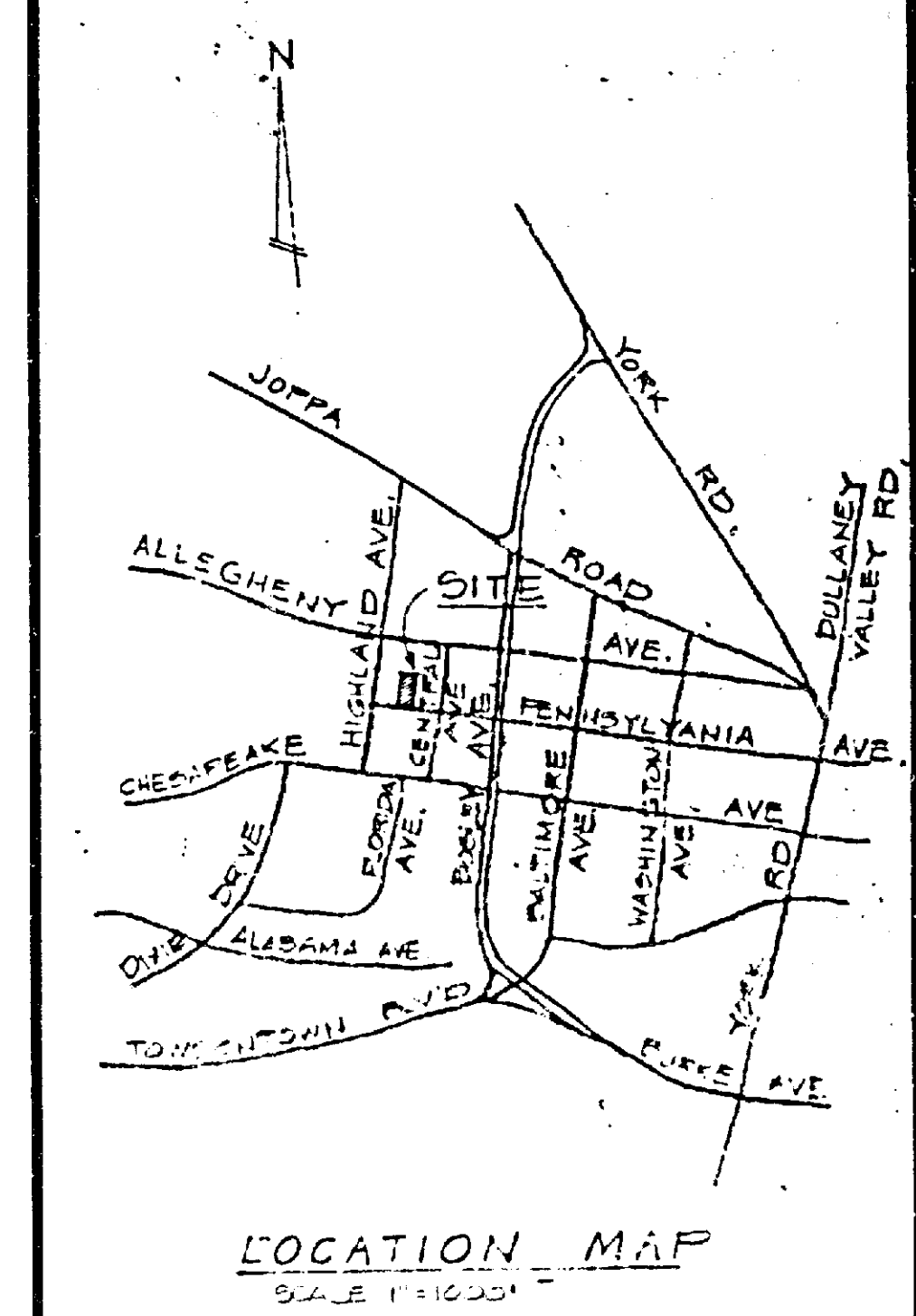
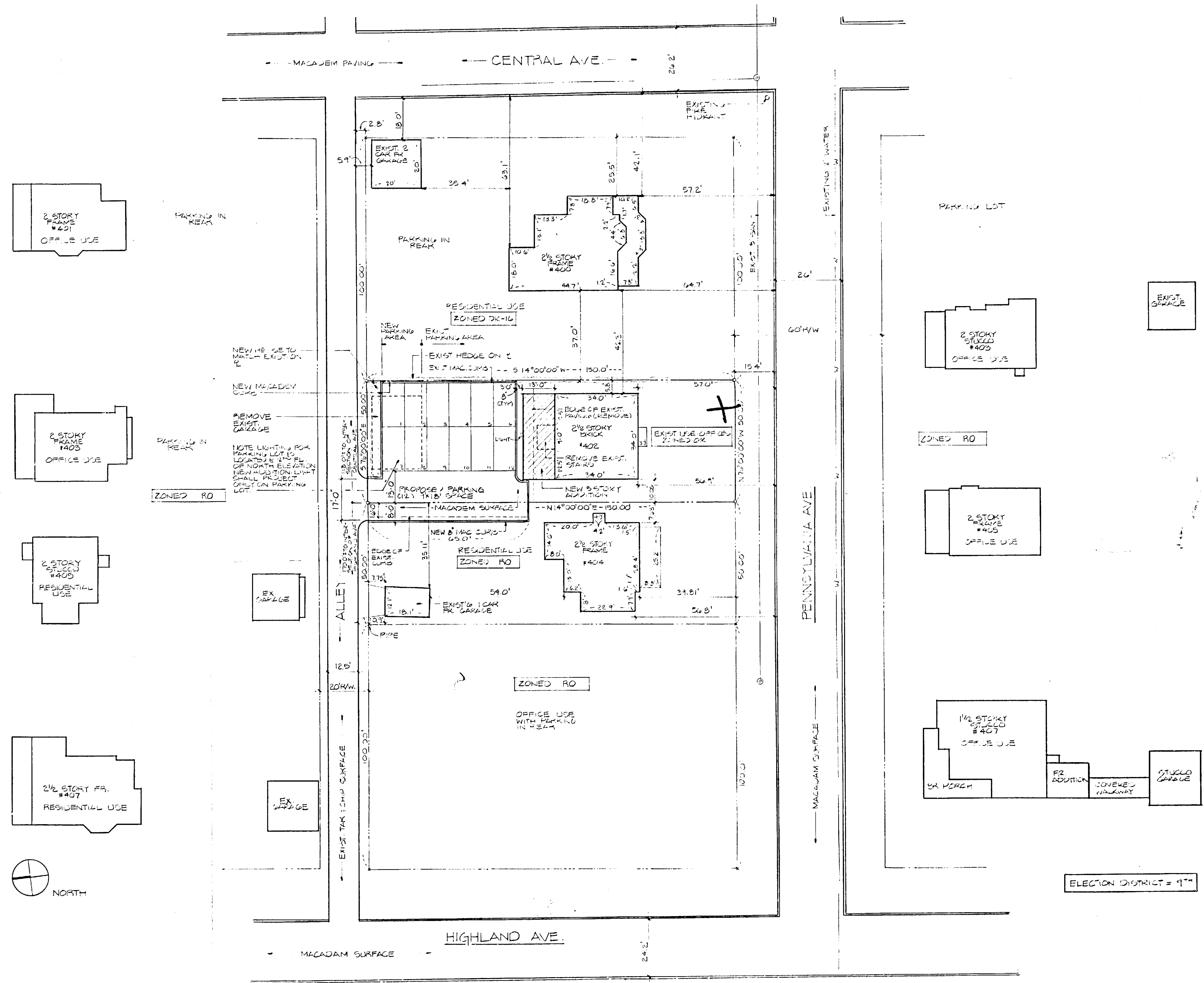
NOLAN, PLUMHOFF & WILLIAMS, CHARTERED  
204 WEST PENNSYLVANIA AVENUE TOWSON, MARYLAND 21204  
PHONE (301) 823-7800

TO: Mr. James E. Dyer,  
Zoning Office  
Harris Federal  
Dear Jim:

DATE: Oct. 4, 1985  
SUBJECT: Completion of all  
ZAC Comments and plat  
revisions before setting case.

As I told you, with Nick, we always completed all of the plat revisions with all of the ZAC comments in the file before setting the case. Otherwise we run ourselves ragged doing engineers work, particularly if it is not a County Engineering firm. Will greatly appreciate your help in this matter, which issues we get the case right before advertising and posting. Will be glad to check each one out for all necessary relief and plat changes, etc., anytime you have available. Just call. Sincerely, Newton

been sent to the newspaper for advertising and posting, and we will appreciate your pulling it out. We need additional time to work out the new parking area and the alley entrance with traffic engineering, etc. We have spoken to Mr. Dyer about checking with us before setting our cases in the future. Thank you for your attention to this request. Please do not wait until the parking and entrance cleared up. Sincerely, Newton Williams



- ### GENERAL NOTES
1. AREA OF PROPERTY: 0.170 ACRES
  2. EXISTING USE: OFFICE - CLASS "A"
  3. EXISTING ZONING: RO
  4. 5'-0" WIDE EASEMENT FOR THE PURPOSE OF ACCESS TO THE PROPERTY FROM THE ADJACENT LOT. SEE PLAT NO. 100.
  5. THIS PLAT WAS OBTAINED FROM THE BALTIMORE COUNTY DEPARTMENT OF PUBLIC WORKS AND HIGHWAYS. IT IS A REPLACEMENT OF A PLAT DATED 1971. THE PLAT WAS OBTAINED FROM THE BALTIMORE COUNTY DEPARTMENT OF PUBLIC WORKS AND HIGHWAYS. IT IS A REPLACEMENT OF A PLAT DATED 1971. THE PLAT WAS OBTAINED FROM THE BALTIMORE COUNTY DEPARTMENT OF PUBLIC WORKS AND HIGHWAYS. IT IS A REPLACEMENT OF A PLAT DATED 1971.
  6. VARIANCE TO THE ZONING PERMIT NO. 77-206 KA WHICH IMPOSED THE FOLLOWING RESTRICTIONS:
    - A) THERE SHALL BE NO CHANGE IN THE EXISTING BUILDING FOOTPRINT.
    - B) ALL PARKING SHALL BE IN REAR OF BUILDING.
    - C) ACCESS TO PARKING SHALL BE FROM THE ALLEY AT THE REAR OF THE BUILDING.
    - D) ANY SIGN IDENTIFYING THE OCCUPANT SHALL BE ATTACHED TO THE BUILDING.

PARKING DATA:

AREA OF PROPOSED	EXISTING	PROPOSED	# SPACES
1ST FL. = 1156	442	1595	300 + 53
2ND FL. = 1156	442	1513	300 + 32
3RD FL. = 1023	442	1470	500 + 23
TOTAL REQ. PARKING SPACES			1140
TOTAL PROVIDED PARKING SPACES			1200

**WEYRICH, CRONIN & SORRA**  
**OFFICE BUILDING**  
 402 W PENNSYLVANIA AVE  
 TOWSON, MARYLAND

**Colimore/Clarke Associates**  
 323 North Calvert Street  
 Baltimore, Maryland 21202  
 (301) 757-3720

**Architects**  
 31 Francis Street  
 Annapolis, Maryland 21401  
 (301) 266-3378 FAX: 261-2747

Item 64  
 Revised 5/15/86  
 18 Apr 86 5:19 PM

Revisions: 10/31/85	Drawn By: DS Date: 7-10-85
Project No.: 3517	Drawing No.: 3-1

SITE PLAN TO ACCOMPANY SPECIAL HEARING PETITION TO MODIFY EXISTING SPECIAL EXCEPTION FOR OFFICE BUILDING PER CASE NO. 77-206 KA, TO REMOVE RESTRICTION NO. 1 & PERMIT THREE (3) STORY ADDITION TO REAR OF BUILDING.  
 SCALE 1"=20'-0"